

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: Jean F. Roy & Philip Tasse/
Ocean Place Hotel

Case #: 55-R-01

Date: April 24, 2001

Comments:

1. Must comply with the Fair Housing Act and The Florida Accessibility Code.

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Division: Airport

Member: Alex Erskine 938-4966

Project Name: Jean F. Roy & Phillip Tasse/
Ocean Place Hotel

Case #: 55-R-01

Date: April 24,2001

Comments:

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA since the building exceeds 200 feet in height.
- 2) A second Notice of Proposed Construction or Alteration must be filed since the construction crane or equipment will exceed 200 feet in height.
- 3) Two copies of the form will be provided at the meeting.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: Jean Roy & Philip Tasse/Ocean Place Hotel

Case #: 55-R-01

Date: April 24, 2001

Comments:

Engineering Comments will be available at the DRC Meeting.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Ocean Place Hotel

Case #: 55-R-01

Date: 4-19-01

Comments:

- 1) Civil plan shows 6 in fire main. An 8 inch connection may be required. show location of hydrants on C-2.
- 2) Flow test required.
- 3) Stairs do not comply with 3109 SFBC. Meeting required. Call 828-5223 to arrange time.
- 4) Parking garage exits do not comply with 3120.3 SFBC.
- 5) Parking stairs must access roof 3109 SFBC.
- 6) Exit separation problem exists at upper levels.
- 7) Roof plan required.

At permit phase be sure to consider 5239.13 for fuel tank installations. Also, no above ground tanks permitted by zoning regulations.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Jean F. Roy & Philip Tasse
Ocean Place Hotel

Case #: 55-R-01

Date: April 24, 2001

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 25x25x10, suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAL Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Jean F. Roy & Philip Tasse/
Ocean Place Hotel

Case #: 55-R-01

Date: 4/24/01

Comments:

1. Make sure the sight triangle is clear. There may be a slight encroachment.
2. Street tree planting requirements for the Central Beach Area stipulate that ½ of the street trees are to be shade trees, the other ½ non-shade trees or palms. This would indicate 7 shade trees and 13 non-shade trees are required on this project.
3. Indicate any existing trees or palms on site. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of existing, large desirable trees. If it is appropriate, any existing trees or palms that are considered good candidates for relocation should be relocated. Otherwise, provide the appropriate calculations for equivalent replacement.
4. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.
5. Add rain sensor requirement to irrigation note.
6. Verify whether or not there is a conflict between proposed planting on the north side of the property and adjacent existing planting or structures.

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Division: Planning

Member: Chris Barton
828-5849

Project Name: Lonnie M. Murphy

Case #: 55-R-01

Date: April 24, 2001

Comments:

Planning Comments will be available at the DRC Meeting.

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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: Jean F. Roy & Philip Tasse/
Ocean Place Hotel

Case #: 55-R-01

Date: April 24, 2001

Comments:

1. Possible sewer and water impact fees. Unable to determine fees with the information provided. I will need to know if DEP will access gallons for this project as hotel rooms or condo units.
2. Provide storm water calculations.
3. See S.F.B.C. Section 4612.2 (n) for locations (setbacks) of Sand & Oil Interceptor, Grease Traps.
4. Provide separate water meter for cooling tower (if make up water is needed).

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Jean F. Roy & Philip Tasse/
Ocean Place Hotel

Case #: 55-R-01

Date: 4/24/01

Comments:

1. Project requires Planning and Zoning Board and City Commission.
2. Provide a narrative outlining compliance with Ord. 00-26 regarding People Street (Vistamar) requirements. Provide a point-by-point analysis.
3. The maximum length of a structure shall be two hundred (200) feet and width two hundred (200) feet. However, on the east and west side of a residential or hotel structure an unenclosed balcony not exceeding an eight (8) foot extension into the setback area is permitted. A greater dimension of a structure in the east/west direction only for the portion of a structure up to fifty-five (55) feet in height may be approved pursuant to Site Plan Level IV Development permit requirements only if the structure does not exceed two hundred fifty (250) in height Ord. C-01.
4. Adequacy requirements of section 47-25.2 apply to the proposed development along with a hurricane evacuation analysis. Provide a narrative outlining compliance section by section.
5. Neighborhood compatibility and preservation requirements of section 47-25.3.A.1, A.2 and A.3 a, b, c and d apply to the proposed development. In addition it shall be determine if a development meets the Design and Community Compatibility Criteria in accordance with Ord. No. C-00-26. Provide a narrative outlining how the proposed development complies section by section.
6. Provide parking for Spa/ Gym at a rate of 1/200 gross square feet of floor area in accordance with section 47-20.2.
7. Provide a photometric lighting plan in accordance with section 47-20.14 prior to Final DRC review.
8. Delineate depth and width of loading zones.
9. Provide a staging, material storage and construction/sales trailer location plan prior to Final DRC review.

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10. Provide a minimum of seven (7) foot sidewalk along Vistamar Street.
11. Provide setback dimension for all setbacks on all sheets including floor and elevation plans. Indicate property lines and setbacks.
12. Parking garage shall comply with Ordinance 00-65.
13. Projects requiring Site Plan Levels III and IV review, on sites with in the Downtown RAC and lying east of the Intracoastal Waterway, provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. The mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
14. Provide a shadow study, which indicates the impact on the beach and neighboring properties.

Additional comments maybe discussed at DRC meeting.

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Division: Police

Member: Robert Dodder
759-6421
Beeper 497-0628

Project Name: Ocean Place Hotel

Case #: 55-R-01

Date: 4-24-01

Comments:

1. A card reader system is suggested for the control of all non-public access points, including the service elevator.
2. A guestroom card reader access control system is suggested. Further, this system should be capable of producing an audit trail
3. The design concept that does not permit entry to the guestroom floors from the parking garage is good. However, the plans are not clear as to the path which guests will take to exit from the parking garage to the lobby. This should be made clear prior to final DRC review.
4. C.C.T.V. that is monitored and recorded is suggested for the parking garage as well as specific areas within the hotel.
5. Room safes are suggested as well as safety deposit boxes.
6. Where will security have their office?

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